



**BIRNEY EDGE, PONTELAND, NEWCASTLE UPON TYNE NE20 9JJ**

**OFFERS OVER £415,000**

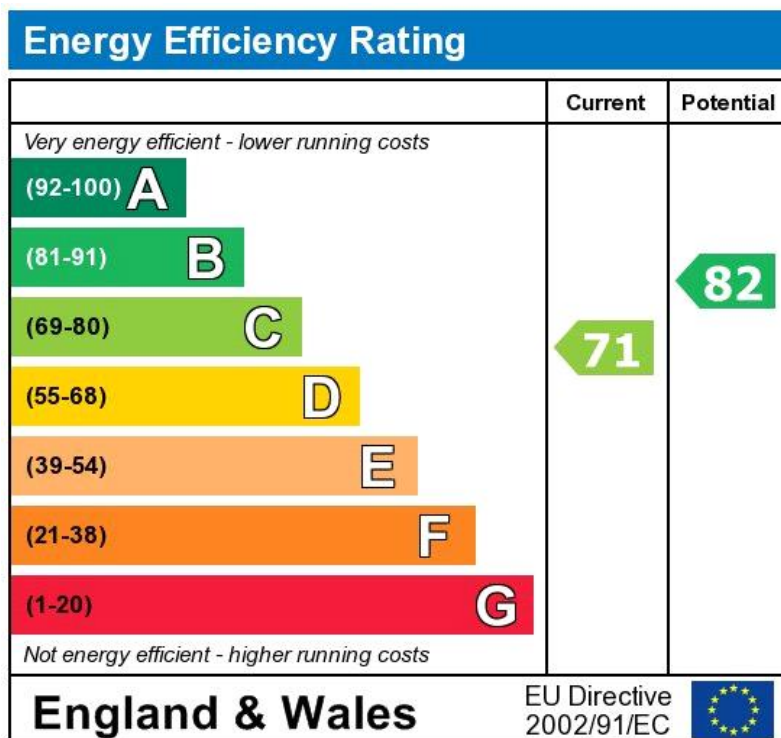


**PROPERTY REFERENCE CODE: RS0224**

## **BIRNEY EDGE, PONTELAND, NEWCASTLE UPON TYNE NE20 9JJ**

This stunning and impressively presented 3 bed detached bungalow is not to be missed. With modern and a high range of fixtures and fittings this property with beautiful gardens will appeal to all buyer types. Possibility to develop and extend to side elevation subject to planning and approval.

- CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- EXTREMELY DESIRABLE LOCATION
- GARAGE
- MINIMUM 1/4 ACRE PLOT
- FITTED BATHROOM
- FITTED KITCHEN
- INTEGRATED APPLIANCES
- LARGE GARDEN
- OFF-STREET PARKING
- SPACIOUS ACCOMMODATION



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

Property boasts generous proportions, benefits from a secluded private gardens in a cul-de-sac location. Accessed via composite modern door with opaque glass panels to door and side panel to match.

Hallway (4.20m x 1.65m)

Solid oak bamboo style floor, modern and neutral decor to walls, pendant light fitting to ceiling, space for seating and occasional furniture, doors leading to all accommodation. Door leading to L-shape lounge.

Lounge (6.32m x 3.96m)

Neutral carpets to floors, radiator x 2 with thermostatic valve, neutral modern decor to walls, twin chrome and glass light fittings to ceiling, large panoramic picturesque window to side elevation with views of the side garden, upvc double glazed windows with openers to front elevation and views of front garden, access through to dining room.

Kitchen/Diner (7.048m x 3.485m opening to 2.496m)

Marble effect tiled laminate to floors, modern and neutral decor to walls, 3 shade chrome light fitting to dining area and 4 modern lights to kitchen area, hygienic cladding to ceiling, kitchen with a range of wall and base units with floor to ceiling units in high gloss cream housing double oven, built in microwave & coffee machine, integral fridge freezer, integral dishwasher and slim line wine cooler, central island with high gloss cream units with space for barstools, 2 tone with purple gloss doors, purple glass splash back to cooking area with 4 ring stainless steel gas hob and stainless steel extractor above, large stainless steel

single sink unit with single drainer and modern chrome mixer tap, upvc double glazed windows x 2 one to side elevation and one to rear elevation with 2 openers, worktops with a modern three tone woodgrain effect, door leading to utility and door leading back through to hallway.

Utility (2.13m x 1.85m)

Vinyl to floors, neutral decor to walls, combination Baxi boiler, sink unit with chrome mixer tap, space for washing machine, tumble dryer and additional storage cupboard, upvc double glazed door with opaque glass leading to rear elevation and garden upvc double glazed window overlooking rear elevation, 2 x pendant light fitting to ceiling, gas supply and meter.

WC (1.43m x 0.87m)

High gloss black ceramic tiles to floor with glitter grout, modern grey walls, low lever wc in white, wall mounted vanity unit with chrome mixer tap, radiator with thermostatic valve and shelf for storage, recessed chrome lights to ceiling and mechanical ventilation.

Hallway leading to all bedroom & bathroom accommodation (6.87m x 1.03m)

Carpets to floors, neutral decor to walls, large pull down ladder accessing loft space, large radiator with thermostatic valve, 2 x pendant light fitting to ceiling, large storage cupboard, door to bathroom.

Bathroom (3.59m x 2.11m)

Highly polished laminate to floors, modern L-shaped vanity unit with pull out draws, single ceramic round wash basin with chrome mixer tap, low level modern square style wc, corner quadrant shower cubicle with chrome fittings and glass central pivot doors, thermostatic chrome mixer shower, ceramic tiles to shower unit and half height to remaining bath area, large heated chrome towel rail from electricity supply, double ended white bath with chrome mixer taps and telephone style shower head, 2 x double glazed windows overlooking rear elevation with opaque glass, recessed chrome spot lights to ceiling.

Master Bedroom (4.63m x 3.02m)

Neutral carpets to floors, modern decor to walls, pendant light fitting to ceiling, large radiator with thermostatic valve, large upvc double glazed window overlooking side elevation and gardens which is completely private from all other properties.

Bedroom 2 (3.80m x 3m)

Carpets to floors, neutral decor to walls, pendant light fitting to ceiling, upvc double glazed window overlooking front elevation, driveway and garden, double radiator with thermostatic valve, ample space for storage and furniture.

Bedroom 3 (3.77m x 3.55m)

Modern carpets to floors, modern decor to walls, large radiator with thermostatic valve, pendant light fitting to ceiling, large upvc double glazed window overlooking front elevation, driveway and gardens.

Single garage attached within the confines of the property accessed via up and over door to front and door to side which access garden, light, power and electricity consumer unit.

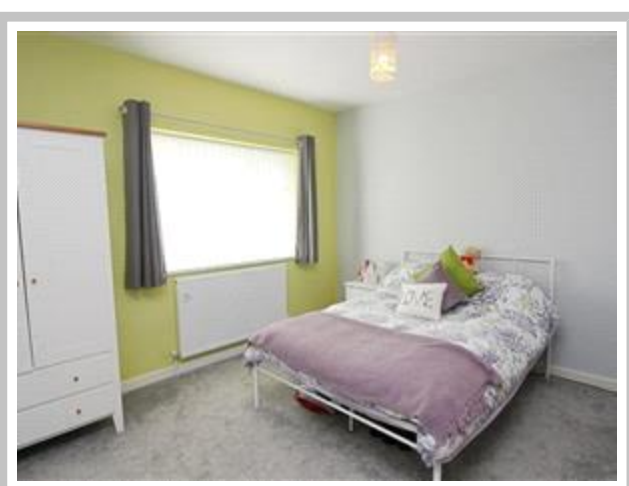
Externally the property is surrounded by perimeter hedging and mature trees with gardens laid mainly to lawn with raised decked area, gates to access front garden from rear.

Generous plot with further potential to go into loft space and externally to the side subject to planning and consent.

Property is available with no onward chain, is free hold and is subject to a small ground rent payable annually.











**TENURE:** We have been advised by the Vendors the property is Freehold.  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.